

**6:00 P.M.—STUDY SESSION, PART I (HELD IN THE PLAZA CONFERENCE ROOM)**

**1. CALL TO ORDER**

The Study Session was called to order at 6:12 p.m. with Mayor Abe-Koga presiding.

**2. ROLL CALL**

**PRESENT:** Councilmembers Inks, Kasperzak, Macias, Means, Siegel, Vice Mayor Bryant and Mayor Abe-Koga.

**ABSENT:** None.

**3. STUDY SESSION**

**3.1 SAN ANTONIO SHOPPING CENTER PROPOSED DEVELOPMENT**

The Deputy Zoning Administrator briefly stated that staff would like to receive input from the City Council regarding the proposed development of a 16.34-acre site located in the San Antonio Center Precise Plan area. She noted that they would like specific Council feedback on the big-picture issues and alternatives related to the conceptual vision by Merlone Geier. Staff anticipates that conceptual plans will return to the City Council at a later date as the project design evolves and additional public input is provided.

David Geier, Managing Director of Merlone Geier Partners, explained that they are a private real estate investment group with a lot of in-house expertise and provide one-stop shopping for retail development. He noted that over the past 15 years, they have bought and developed a number of poorly positioned regional malls and, utilizing their expertise, along with capital improvements, they have repositioned the centers to be successful.

Mr. Geier stated that they are working with staff to amend the zoning regarding building heights, setbacks, landscape requirements, service windows and provisional uses because the existing Precise Plan does not contemplate their or the City's vision and, in doing so, they will set the bar for not only the present development but future development on the site as well.

He then gave a review of the proposed project for both the south and north parcels, explaining that the current proposal is for residential on the north parcel with about 400 units, 150 of which would be in a five- to six-story building along the San Antonio Road corner and then stepping up to about

10 stories. He pointed out that a big part of their development is how people will get to the site, and so they will have taken a look at how the bus routes and pedestrian and bicycle traffic will be integrated into the site. He noted that they are resolving bicycle issues and are talking to staff about providing different bicycle access into the site and including bicycle lockers, bicycle showers, etc. He explained that in the center of the project, next to the market, they are considering going up to two-story buildings due to land constraints, and so they are pursuing the option with some of the interested tenants.

Kevin James, Principal—NPGR Architects, gave an overview of the architectural aspects of the project and general design concepts, focusing on the building elevations and building materials and how they affect some of the other design aspects. He explained that they are taking a timeless, contemporary approach using soft, natural colors. He added that the landscaping and hardscaping are very graphic and play off of the shapes in the architecture and are a home run in terms of design.

The Deputy Zoning Administrator explained that staff's presentation will focus on the major components of the project as they relate to urban design and adding improvements to the project that staff believes are necessary to achieve the City's goals. She stated that overall, the project will revitalize a major portion of the San Antonio Center, replacing aged buildings and underutilized land with new development that will provide new shopping opportunities for residents and strengthen the tax base of the City. Staff considers the revitalization of this site to be a critical component of the City's future and is excited about the opportunity to work with Merlone Geier on this project.

She then provided a detailed review of the overall site plan, including the proposed uses for the south and north parcels and issues and concerns identified during the review of the preliminary plans.

Regarding the south parcel, which is the larger of the proposed parcels measuring 11 acres, she explained that, among other things, staff is concerned with the proposed drive-through pharmacy, service station and parking proposed along the El Camino Real frontage as well as the viability of the small plaza area at the corner of El Camino Real and San Antonio Road. Various aspects of the San Antonio Road frontage were also described and critiqued such as the lack of pedestrian access from San Antonio Road and the "wall effect" the podium wall was creating. In addition, they are worried that a dedicated bicycle path off of San Antonio Road is not proposed either along the main street or through the park.

Regarding the Hetch-Hetchy easement and the main street, she explained that conceptually, the proposed park could create an original, attractive and dynamic main street for the center. In order for the park to be activated, however, strong pedestrian and bicycle connections are required. Other successful design concepts that should be implemented are the development of intimate and comfortable spaces for the users with the use of landscaping, furniture, art and creating zones for users to play, converse and people-watch.

The Deputy Zoning Administrator then reviewed the five-acre north parcel design, explaining that it includes a proposal for a mixed-use project and an alternate cinema design. She noted that staff supports mixed-use development on the site but thinks that the scale and intensity of the proposed buildings need to be studied in relation to the overall project and the entire shopping center. The proposed heights, although slightly lower than Avalon Towers, may not be compatible with the surrounding buildings and may be too intense for the San Antonio Shopping Center as presently designed. Specifically, the exposed garage walls along San Antonio Road and the northern and eastern frontages of the buildings seem to compete with the goal of making San Antonio Road pedestrian-friendly.

She explained that the cinema alternative creates the same design challenges as the residential proposal. The conceptual plans for the main street elevations show ground-level retail spaces but raise the same concerns regarding the garage walls along San Antonio Road and the eastern and northern elevations. A cinema use may be acceptable as long as it is designed in a manner that will encourage cinema visitors to utilize nearby restaurants and stores in the San Antonio Shopping Center.

She concluded by explaining that the applicant will continue to work with staff and the neighboring properties on the proposed Precise Plan amendments for the entire San Antonio Shopping Center and will provide staff with an overall master plan showing how the proposed project is integrated into the entire shopping center. They will also continue to narrow down the project scope so the environmental consultants can begin a CEQA analysis for the project and hold a scoping meeting with the public.

The public input portion was opened.

Sandy Berry, Realtor, Cornish & Carey Real Estate, commented that people do not want to walk on El Camino Real, and there are leasing principles involved that Council wants that are contrary to what retailers want to do, and if they want successful retail on this site, they will approve what the developer is presenting because it is what retailers are looking for.

John Mashodder spoke on behalf of property owners of the Ross and Beverages & More businesses on the north end of the site, noting they are very concerned about the impact from the high-density residential on the visibility and parking for their store.

Allison (last name unclear), Mountain View, expressed concern about the high-density residential high-rises as well as traffic and questioned if they need that much storage in the City.

Stan Salisbury, former Vice Chair of the Senior Advisory Task Force, expressed concern about accessibility for seniors and stated that it would be nice to have some places to rest and asked that they consider the impact on seniors.

Doug DeLong, Mountain View, acknowledged letters from Advocates for Affordable Housing and the League of Women Voters in general support of the project and stated that they are supportive of including retail and housing and would like to see more discussion about some of the retailer intelligence in terms of what the market is indicating and how that interacts with the design compared to the retail that is there today.

Wouter Suverkropp, Mountain View, expressed support for the development, stating that it is a great opportunity to create a more walkable environment but noted concerns with traffic and access to public transportation. He added that while it may be tempting to build out to El Camino Real, it is not a pleasant place to be as a pedestrian, and anything they can do to provide shade or make it more pedestrian-friendly would be good.

Seeing no one further wishing to speak, the public input portion was closed.

At 7:15 p.m., the Council continued Item 3.1 (Study Session, Part I) to the end of the Regular Session. The Council then convened in the Council Chambers for the Regular Session.

At 8:52 p.m., after the Regular Session, the Council reconvened in the Plaza Conference Room to continue their discussion on Item 3.1.

Councilmember Macias asked what environmental aspects are included and how this project will be built for earthquake safety, and Mr. Geier responded that they will provide: parking for alternative-fuel vehicles; bike showers; additional bike parking; storm water design, including low-flow and no-flow fixtures; storm water quality treatment; cool roofs; high-efficiency air-conditioning units; recycling programs for the center and demolition;

programs using regional materials, which will reduce transportation of materials to the site; low-VOC materials; and on-site displays of green education. He added that the project will comply with the current structural codes for Seismic Zone No. 4, which are the highest in California.

Councilmember Macias also asked if the applicant has considered integrating residential into retail, and Mr. Geier explained that this presents a number of challenges, including cost, parking and the fact that large retail operators have noise and loading issues, which would not be a good mix for residential.

Vice Mayor Bryant asked if market research was done that shows that a grocery store is needed at this location, and Mr. Geier responded that the need is very high because the site draws shoppers from a large area and commented that having more than one market in a location creates synergy, which is good because people will shop for certain things at each different store.

Vice Mayor Bryant expressed concern that there are only plans for one-third of the block, and there is nothing planned for the remaining area, noting that the whole shopping center is not well coordinated and asked staff how they propose to deal with this issue.

Staff responded that the need for a master plan and a long-range plan on how the City can begin to stitch this site together is one of the goals and explained that staff is waiting to get long-range planning ideas from the developer as well as Council's feedback on the initial comments and then they will go forward with that. Staff also confirmed that the next time they come before Council, they will be able to address more specifically the exact Precise Plan amendments.

Councilmember Kasperzak asked from a process perspective how this project integrates with the General Plan process, and staff responded that in the second round of community meetings, they have included specific boards and graphics that focus on the San Antonio Planning Area as a whole.

Councilmember Kasperzak asked if there is any possibility to have both an entertainment component with housing in the north area, and the developer responded that they are looking at that now and seeing if they can incorporate some entertainment with housing, but pointed out that theaters generate more parking than retail and also create more noise issues.

Councilmember Means asked about the impacts of residential being so close to retail and what other projects are similar that they can look at in the area, and Mr. Geier responded that there are other projects and gave the Rivermark

project as an example, explaining that it has a hotel, residential, retail and that a lot of the same tenants that they are talking to are in that center.

Councilmember Means asked, from a retail perspective, if they want the customers on the sidewalk or going inside because it seems like people will access the project from the crosswalks.

The Deputy Zoning Administrator responded that having openings will provide additional movement as well as a way for pedestrians to peek through to the plaza area and see people congregating and enjoying the restaurants.

Councilmember Means asked how bicyclists are being addressed, and the Deputy Zoning Administrator responded that they are not proposing a dedicated bicycle path at this point, although it is required in the Precise Plan.

Mr. Geier added that currently, there is no bike path on San Antonio Road, but since it is such a busy street, they do not want to promote bicycling there, so the idea is to figure out a proper way to bring traffic from established bicycle routes and not to create connections where people do not want bicycles.

Councilmember Siegel asked what they are doing to make the parking garage friendly, and staff responded that it will be tall, at 15', with a lot of natural light, bright signage and natural ventilation. Another staff member noted that this is covered parking, not underground parking.

Councilmember Siegel also asked why people would want to sit on one of the busiest corners in the City, and the applicant responded that many people like to sit where there is a lot of activity and they have had success with similar corners of the City.

Mr. Geier responded to a question from Councilmember Inks that they are analyzing the project to determine how dense the theater, restaurant and entertainment parcel needs to be to make the same economic sense as a residential development, noting that they should not have a problem finding tenants. He added that at the margin, they should not need to change the development of the south parcel to accommodate a lack of revenue on the north parcel.

Councilmember Macias asked for examples of podium parking in the area with the same scale, and staff responded that they could provide a comparative list of examples that Councilmembers could go visit.

In response to a question by Mayor Abe-Koga, Mr. Geier explained that they are trying to internalize the pedestrian movement into the site and enhance the access points where people are coming in and not just anywhere along the facade. In addition, they are improving the pedestrian experience for people who are walking along El Camino Real and San Antonio Road and bringing people in at specific sites with welcoming amenities and canopies, etc.

Mr. Geier acknowledged that they are focused on the internal shopping experience, and staff is focused on how this fits in with the overall fabric of the community, and that is the reason they have identified these issues but gave reassurance that they will get worked out.

At this point, Mayor Abe-Koga announced that Study Session, Part II regarding Draft Housing Element Goals, Policies and Programs, would be postponed to a future meeting.

Councilmember Kasperzak stated that he was excited that someone is willing to tackle the challenges of this project and that there is a lot of opportunity. Regarding circulation, he stated that given the slope and change of grade, he does not know how they are going to set buildings unless they have stores on a podium or build split-level buildings. He noted that he is not concerned about the height of the buildings and supported the housing aspect and gas station but expressed concern about the corner gateway because of the traffic, congestion, fumes, etc.

Councilmember Inks commented that this was a path towards a more intense commercialization and actually building at this site and the podium-style building arrangement is consistent with that. He added that at this stage, he would allow, with flexibility, the drive-through pharmacy, service station and mixed uses. He stated that for the garage access, he is envisioning something similar to the intersection near Sears at San Antonio Road and as far as the corner goes, an elevator tower could be appropriate, but he does not know that joining the buildings is necessary.

Vice Mayor Bryant expressed excitement about the project and the green main street but pointed out that the developers are looking at this as getting people into the center, and she is looking at this as part of the City that needs to be transparent and permeable to the rest of the City. She pointed out that given residents want a walkable City and taking into consideration the development at Mayfield, the residential component and bus traffic, there are going to be people who will want to walk to this project. Her opinion was that there has been considerable discussion about the parking garage and basically it will be a nice place to park, but that she feels like they are moving away from that and she would like to see something of a different frame. She

commented that the grand boulevard initiative is kind of transformative and agrees with everything staff has said about the importance of a pedestrian scale, and it is her feeling that people will come because they are putting in more and more residential. She supported opening the internal courtyard and agreed that one door is possible and while it may be a little different than what the usual shopping center is, it is what the residents are asking for. She thought that the height of the buildings might be too high and if they do go tall, she does not want to see a huge block.

Councilmember Means stated that the disagreement is with what the experience will be if someone walks from the traffic light at San Antonio Road and while it is good to have a nice sidewalk and landscaping, he does not know if each store should have a door and is concerned that they not get too focused on what the experience is supposed to be. He pointed out that no matter how people arrive, they will hit the main intersections and will have access to the stores and retail and that he is not sure they will change the nature of El Camino Real or Rengstorff Avenue to be very pedestrian-friendly or bicycle-friendly. Regarding mixing residential with retail and entertainment, he noted that there will be a lot of noise associated with the retail and it would not provide much privacy to the residents, and so those uses might not mix. He expressed support for the single-level podium parking and pointed out that right now there are not residents on-site, so if they build the residential component, there will be potential customers; otherwise, this site will rely on car, biking and walking traffic from the neighborhood. He commented that he is not sure he is interested in the heights proposed.

Councilmember Siegel stated that if it is not economically feasible, it will not happen but that the City wants this site to be redeveloped. He commented that the El Camino Real frontage is wrong, that he does not believe they should put in a gas station and that he is against drive-through businesses because idling in a car is bad for the environment. He added that the corner gateway should be open and inviting no matter how people are getting into the complex and that the San Antonio Road frontage will never be a pedestrian place and he would rather not see so much massing. He pointed out that it is essential that this be planned with the rest of the area for loading and all kinds of services, that the main street is great and that they should coordinate with the bike paths to get people there. He was concerned about the height of the buildings, whether the parking is going to spill over into the neighborhood, if people will park in the shopping center and whether people might not shop at Castro Street. He commented that he would rather have five- or six-story buildings, but his preference is the alternate or some combination and he would like the center to be a destination. He believes the garage entries are confusing and regarding the north parcel, his preference would be the alternate with the cinema and restaurants. He commented that



the total urban living with very high buildings is not what Mountain View is about.

Councilmember Macias stated that she is not quite sure that the design is Mountain View, and her concern is that this project is an amalgamation of things that have been in different places. She loves that Mountain View is a city with distinctive places and hopes that this project will have the same uniqueness. She noted that the podium parking does not feel right and she would like something that is not just an imitation of some other place. She stated that they will have people who will walk there from The Crossings and the Old Mill complexes, plus seniors who do not drive anymore, and they are going to need a safe way to walk into the shopping center. She explained that the project feels automobile-centric, even after having spent a lot of time saying that they want the City to be more pedestrian- and bicycle-friendly.

Mayor Abe-Koga expressed her excitement about the potential of the project but clarified that one of the main issues is balancing out driving and walking into the complex. She suggested that San Antonio Road could be the car-friendly side and that the El Camino Real grand boulevard side could be more pedestrian-friendly with the bus stopping there. She supported the mix of residential and wondered whether there would be another pedestrian pathway from that side into the shopping mall. She pointed out that she likes Avalon Towers and she would support a taller building that is possibly something in the middle of what is being proposed.

Councilmember Kasperzak explained that having podium parking is a good option. He noted that they want things to be close to the streets, yet have everything accessible on the internal streets and see inside as well, and so it seems that they want conflicting things.

Vice Mayor Bryant stated that they just do not want a big wall with a development that faces in because Mountain View is porous, open and permeable.

No formal action was taken.

The City Manager had a discussion with the Council regarding scheduling, and it was decided that the preliminary discussion of the budget strategy would be moved to September 29, 2009 from 5:00 p.m. to 7:00 p.m.; and the Housing Element Study Session would be scheduled for October 6, 2009 from 5:00 p.m. to 7:00 p.m. with the Appointee Evaluation to follow from 7:00 p.m. to 10:00 p.m.

## UNAPPROVED MINUTES

### 4.2 PRECISE PLAN AMENDMENTS AND DEVELOPMENT PROJECT FOR 455 SAN ANTONIO ROAD

Councilmember Inks announced that he was contacted by the City Attorney directly prior to the meeting and told that there may be a conflict of interest for him related to this item; as a result, he recused himself from participation.

The Zoning Administrator explained that this is a request for Precise Plan amendments to the San Antonio P(9) Precise Plan by Mike Grehl of Merlone Geier and Mike Couch of San Antonio Center, LLC. These amendments would apply to the entire 56-acre shopping center, except for those specifically noted to apply to a subset of the Center. In addition, the second component is the "development project" that consists of a Planned Community Permit, Provisional Use Permit, Development Review Permit and Heritage Tree Removal Permit for a new, mixed-use development on 11.1 acres of the San Antonio Shopping Center with 136,000 square feet of new retail, retail and parking on the south parcel. He noted that in early 2010, Merlone Geier informed staff that the north parcel would no longer be part of the project because there were delays in getting the business deal with the potential tenant worked out.

He explained that under the plan, 192,250 square feet of existing retail area would be demolished and 139,300 square feet of retail area and 325 residential units would be built, for a net reduction of 56,000 square feet of retail space. He added that while the project would revitalize the Center, the proposed Safeway and Rite Aid stores would replace existing stores in the area and, therefore, are not introducing new retailers to the City's economic mix.

Speaking to the strengths of the plan, he explained that the south side of the main street will have a downtown feel, angled parking, wide sidewalks, trees, etc. He noted that creating vibrant, active, pedestrian-friendly street frontages throughout the project is essential to the success of this project. He pointed out that there are three residential buildings on the property over retail storefronts, which will provide a short walk to the retail for those residents.

He explained that the areas which need further study include: the vehicular/pedestrian interfaces with adjacent properties, including the alignment with Trader Joe's; the transition of the main street into the rest of

the Center; maintaining existing conditions when the north parcel is developed; and working on the area at the intersection of San Antonio Road and Fayette Drive, where all of the commercial spaces face outward.

The elements of major concern include: the uncertainty of what is going to occur on the north side of the parcel given that it is no longer part of this plan and the fact that the north side needs to complement what is on the south side in order for the main street concept to work; and putting all of the amenities that the City would like to have in that area in conjunction with the large amount of retail that may occur on that site.

The Zoning Administrator reported that the applicant met with staff and welcomed language in the Precise Plan that stresses the importance of the north side complementing the south side, which is what staff would recommend. Because they do not know how it will lay out, the City should make regulations in the Precise Plan for this street frontage. A major concern staff has is with the parking fields on El Camino Real and on San Antonio Road in particular. He stated that a major challenge of Grand Boulevard and other types of planning initiatives is to create interest along the street, and that will be the challenge with large retail stores. He pointed out that the proposed Safeway is twice as big as the existing Safeway on California Street, and it is not easy to bring this large of a building on the street and make it work. He then offered some possible ways to achieve this.

The Zoning Administrator clarified that narrowing the width of the parking field and strengthening of all the circulation networks is recommended. He asked for input from Council on the following four major principles: (1) the development needs to be bound by streets and connections so a visitor and resident is able to easily navigate through the site; (2) creating a street network, spaces and street frontages that are vibrant and active and minimizing parking fields; (3) providing a mix of uses while maintaining a regional commercial shopping center; and (4) excellent and functional site architectural landscape design with enhanced amounts of sustainable components. He then asked Council if these are the right principles to use as they review and continue with the project. He noted that staff's recommendations are in the staff report and that the rest of the schedule is fairly aggressive and dependent on the applicant and staff meeting certain milestones and turnaround times and gave a brief rundown of the time frame for the project.

Regarding the actual Precise Plan amendments, he noted that staff is focusing on the design of the project and that, if it is meeting the goals of the City, then staff will develop amendments to the Precise Plan that allow the project. He remarked that there was a gatekeeper request by the other property owners

to allow additional retail in the rest of the Center, and that is being studied in the Environmental Impact Report (EIR) and could be incorporated into the Precise Plan amendment.

Councilmember Kasperzak questioned whether they can put in a two-story grocery store, and the Zoning Administrator responded that if the Council would like to see a particular form that is a greater height but meets the principles desired, then it can be incorporated into the amendment.

Councilmember Macias questioned the heights of the stores on San Antonio Road, and the Zoning Administrator responded that the overall height is about 70' plus or minus, which is comparable to the Prometheus office building on Castro Street.

Councilmember Macias asked if permeable pavers have been considered, and the Zoning Administrator responded that they have not gone into those details but have briefly introduced the idea of special paving, and they will be looking for as much storm water permeability as possible.

Mayor Bryant stated that her understanding was that they were doing a General Plan-driven analysis of the whole Center and the areas of the Center that are impacted.

The Zoning Administrator explained that there will be an analysis of the whole Center and the neighboring sites but that the proposed approach for this project was to analyze it separately from the General Plan and allow for what the other property owners have asked for and then follow up with a larger review of the whole site. He pointed out that an in-depth analysis would hold up this project, and the focus that they had is making sure that this will not conflict with what comes later and that what comes later can build upon this.

Mayor Bryant asked what the three proposed buildings would compare to downtown, and the Zoning Administrator answered that the closest comparison downtown would probably be the Prometheus project on Castro Street. He added that the facade on the main street and the commercial spaces will be similar to Park Place Two but that he would have to check and see about the depth along the rear.

The public input period was opened.

Kevin James, MCG Architects—lead architectural firm, explained that he is part of the design/development team and that they have worked with the City and community for the past 12 months. He noted that they have

received a lot of feedback from the City, Development Review Committee (DRC) and the community and have worked through solutions that they felt have addressed the comments they have received. He noted that the entire design team is at the meeting to answer questions. He then gave a detailed description of the project.

Mike Grehl, Vice President/Partner, Merlone Geier Partners, gave a quick analysis of what the economic impacts of this project will be. He noted that this is a fairly antiquated development and, once remodeled, Phase I will provide an approximate \$300,000 increase in the City's revenue. In addition, they expect to build out the five-acre piece of retail space, which should generate another \$600,000 to \$700,000 per year in tax revenue.

Councilmember Abe-Koga asked if it is necessary to have Parking Field F or if most of the parking can fit on the rooftop, and Mr. James responded that two-thirds of the parking is on the roof; however, there are some smaller tenants that will not survive without closer parking access to their businesses. He offered to work with staff to come up with some architectural solutions to help reduce the window of visibility but pointed out that what has been proposed will allow them to treat the water, noting that sustainability and being LEED-compliant is something that they are looking to accomplish.

Councilmember Abe-Koga expressed concern about the distance between some of the outlying areas of the project, and Mr. James responded that the distance is approximately 300' and they have tried to provide landscaping, outdoor dining and safety/pedestrian devices in order to make movement attractive throughout the project. He added that they have heard discussion about creating more connections out to those buildings, and they are working on it.

Councilmember Kasperzak noted that it seems that pedestrians are leaving the landscaped confines of the Center and walking out into the City sidewalk in order to get to the San Antonio Road frontage, and it feels really removed and he does not think anyone is going to walk from C1 to Starbucks through the parking lot.

Mr. James responded that there is room to offer some more pedestrian-type amenities, and the sculpture approach could be used to deal with closing that window.

Mayor Bryant commented that the configuration looks disjointed to her and questioned what would motivate people to go towards the building from the corner to the edge of the Hetch-Hetchy green space, and Mr. James explained that it is anticipated that the edge of the project is a substantial area and will

be very service-oriented and highly energized, and there will be a lot of interactive traffic based on the tenant mix.

Don Ball, Mountain View, wondered how they skipped over the fact that the Precise Plan does not allow residential uses, and he does not think residential will blend well with this project. He added that while Safeway and Rite Aid are anticipated to be big draws, they already exist in that location and questioned how grocery stores can be big revenue producers when most of what is sold at a grocery store is tax-exempt.

Jarrold Mullen, Mountain View, commented that this is an exciting project, he likes the way the design is progressing on the proposed new main street and he welcomes the mixed-use development. However, he hopes the City will look at the parking fields, which he feels disconnect the project from San Antonio Road and El Camino Real. He also feels the landscaping buffers are even more of a wall from the project.

Seeing no one further wishing to speak, the public input period was closed.

Mayor Bryant proposed that Council not attempt to redesign this but, instead, talk on the broadest level possible regarding the proposal as a whole.

Councilmember Macias stated that overall, she was delighted to have the podiums removed and it is a lovely first start, and she is excited about it. She supported the Hetch-Hetchy green space and commented that the redevelopment to making San Antonio Road and El Camino Real a pedestrian corner is exciting. She does believe that residential fits and likes having Mountain View as a showcase for a new Safeway and thinks that it will bring people in.

Vice Mayor Siegel expressed concern that the project has as much retail as possible and is all right with some mixed use but thinks that the entire north parcel should be retail. He also expressed concern that they will have a small net gain. He questioned whether people will sit outside on San Antonio Road to drink their coffee and believes that it is critical to see how the entire area interfaces. Finally, he spoke to the connections between the buildings and noted that people who shop at Safeway will probably shop and leave, versus those who come to shop at the small stores.

Councilmember Abe-Koga commented that overall, she is excited about the plan but reiterated her concern with the parking fields, noting that when there is no connection, it makes it difficult to get from one place to another, and she wants to see this as integrated as possible. She added that she would like to see more retail space and shops which provide more goods, such as

shoes, but, other than that, she believes that it is a step in the right direction. She commented that the north parcel should be complementary to what they have on the south side and likes the greenbelt, although she feels it is too on the edge of the property but hopes that when the north parcel develops, they will see a connection there. She is open to the possibility of residential, particularly if it helps to sustain the Center.

Councilmember Kasperzak stated that he likes the concept of having residential built in and, from an architectural perspective, he would like to see more topography and undulating on the tops of the buildings rather than flat tops. He commented that he was underwhelmed with the design, which is not as visionary as the first concept that they saw. He believes that the main street plaza is the entrance and hopes that there will be some architecturally significant thing where the Hetch-Hetchy boulevard is. He is concerned that Safeway and Rite Aid will not be enough to draw people in and believes that they will need some smaller, quality shops to do so. He also expressed concern with designing this incrementally and noted that his vision for the new San Antonio Shopping Center was not Kohl's, Safeway and Walmart, which he does not see as a draw.

Councilmember Means concurred that he is underwhelmed with the design of the project and commented that it looks disjointed and questioned how it all connects.

Mayor Bryant also agreed that the design is underwhelming, and she is deeply disappointed. She remarked that they are losing a huge opportunity to do something right by the San Antonio Center, and she is not interested in moving forward unless she knows what the residential pattern is for the whole area. She stated that what she sees are Safeway and Rite Aid taking away a lot of commercial square footage and that the north lot may or may not redevelop, and she is not interested in waiting to see whether it does. She also commented that this is going to be the kind of residential that people will drive into and out of and visually is not what she would like to encourage as the gateway to Mountain View and that except for the Hetch-Hetchy greenway, she does not see anything to like.

Mayor Bryant clarified that she has heard of at least three Councilmembers looking for a larger, more visionary plan and noted that housing would make perfect sense should any of the large retailers move out. She commented that they need a plan that looks at the whole San Antonio Center and the uses bordering it, so plunking housing in the middle makes very little sense to her.

Councilmember Kasperzak stated that one of the other problems is that carving out the north lot is problematic because he is seeing half a main street, and there has got to be a place to walk and stroll.

Councilmember Macias suggested that for them to expect funding for new stores for all of San Antonio Center is not realistic, and what they have been given is a reasonable bite and that she could support asking for more of a schematic of the north parcel, but asking for more than that is too much to expect. She added that they have a decent opportunity to do something here, and it measures above what they have today. She noted that the Hetch-Hetchy piece is interesting and may inform what to do with the rest of the Center, and she thinks that as they talk about the General Plan, it makes sense that this is a local village.

Mayor Bryant disagreed that this was not the beginning of a village and, to her, El Camino Real and San Antonio Road are not pedestrian-friendly, and it does not seem like there is anything in this that is walkable. She stated that this has to make sense to people who live, work and shop here, and she is not happy with the residential. She believes that they need to move forward aggressively on the circulation within the Center and what to do with the north parcel.

Councilmember Means remarked that the question would be how to get people going between the two parcels and it would be whether there is another main street to connect them.

Mayor Bryant stated that she would not mind more residential on top of retail, which turns this development into more than buildings and the building of a functioning neighborhood.

Vice Mayor Siegel stated that the original design was more grandiose and exciting, and so they are disappointed that it is just one piece but that new interfaces and sketches of the north side could make them feel better about it. He stated that they would like an overall collective design.

Mayor Bryant commented that this was their opportunity, and if they do not aggressively push for a unitary redesign, then it will not happen in their lifetime.

The Zoning Administrator questioned if Council is agreeable to direct the applicant to develop schematics of the circulation of the whole site, as well as some potential opportunity master plan improvements that could happen, which could be brought back to a Study Session in the fall.



Mayor Bryant urged and encouraged the developer to contact the representatives for the north side of the parcel and also suggested that the City needs to have some kind of plan.

Councilmember Macias commented that expecting this area to be specifically pedestrian is not realistic, and this plan was multi-purpose and she is not sure they can fund another plan that does not have this kind of look to it.

Mayor Bryant responded that while supermarkets are not pedestrian, there needs to be a credible situation where there is some kind of a neighborhood rather than disjointed pieces. She reiterated that she would like to see a grid as well.

**Motion**—M/S Kasperzak/Bryant—Carried 7-0—Continue the meeting past 10:00 p.m.